

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50/36-40 HENNESSY WAY DANDENONG NORTH VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

2/8 FIRST AVENUE DANDENONG NORTH VIC 3175	\$678,000	24-Apr-25
2/27 PHILIP STREET DANDENONG NORTH VIC 3175	\$712,000	17-Jan-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 July 2025



**2/8 FIRST AVENUE DANDENONG
NORTH VIC 3175**

Sold Price **\$678,000** Sold Date **24-Apr-25**

3 2 2

Distance **1.21km**



**2/27 PHILIP STREET DANDENONG
NORTH VIC 3175**

Sold Price **\$712,000** Sold Date **17-Jan-25**

3 2 1

Distance **2.33km**

RS = Recent sale **UN** = Undisclosed Sale

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